



ORDINANCE NO. 1174

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO DELETE A SPECIFIC USE PERMIT FOR A PRIVATE CLUB IN THE AREA PRESENTLY ZONED PD-2 (O-LI), LOCATED WITHIN AN AREA OF SECOND INSTALLMENT OF METRO SQUARE, AND BEING MORE SPECIFICALLY LOCATED IN SUITE 125 OF 2665 VILLA CREEK DRIVE; REPEALING ORDINANCE NO. 998; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS the City Plan Commission of the City of Farmers Branch, and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State law with reference to the granting of changes of zoning under the Zoning Ordinance regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to delete a specific use permit for a private club, in the area presently zoned PD-2 (O-LI), said private club located within an area of the second installment of Metro Square, said area being described as follows, to-wit:

Description of a 3.794 acre tract of land in the Isaac B. Webb Survey, Abstract No. 1574, Dallas County, Texas, and in the City of Farmers Branch, Texas; said 3.794 acre tract of land being a part of the Second Installment of Metro Square, an addition to the City of Farmers Branch, Texas, as recorded in Volume 73034, Page 0564, Plat Records of Dallas County, Texas; said 3.794 acre tract of land being more particularly described as follows:

BEGINNING at a point in the northerly line of Villa Creek Drive, a 60-foot width street; said beginning point being the common south corner of said Second Installment of Metro Square and Lot 1 of the First Installment of Metro Square, an addition to the City of Farmers Branch, Texas, as recorded in Volume 70204, Page 1727, Plat Records of Dallas County, Texas;

THENCE N 00°07'15" E, with the common line between said Second Installment and said Lot 1, a distance of 452.93 feet to the common north corner of said Second Installment and said Lot 1;

THENCE S 89°52'45" E, with the north line of said Second Installment, a distance of 315.00 feet to a point for corner;

THENCE crossing said Second Installment, the following courses and distances, to-wit:

South 00°17'15" W, a distance of 49.00 feet to a point for corner;

Thence S 89°52'45" E, a distance of 56.00 feet to a point for corner;

Thence S 00°07'15" W, a distance of 29.50 feet to a point for corner;

Thence S 03°58'58"E, a distance of 346.88 feet to a point for corner in said Villa Creek Drive northerly line;

THENCE S 83°57'30" W, with said Villa Creek Drive northerly line, a distance of 85.00 feet to an angle point;

THENCE S 86°34'18" W, continuing with said northerly line, a distance of 311.91 feet to the PLACE OF BEGINNING;

CONTAINING, 165,269.33 square feet, or 3.794 acres of land.

Said private club being more specifically located in Suite No. 125, at 2665 Villa Creek Drive.

SECTION 2. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended.

SECTION 3. That Ordinance No. 998 is hereby repealed.

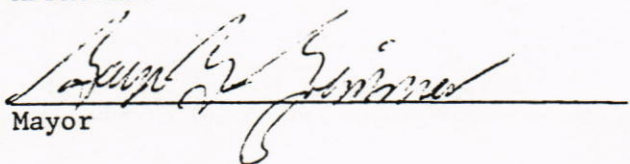
SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency for the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

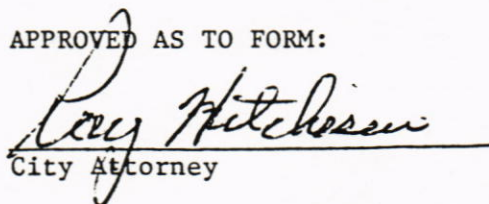
DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 6th day of February, 1978.

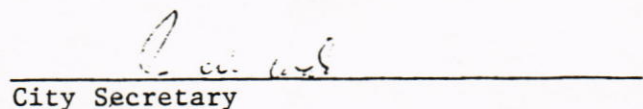
APPROVED:


Mayor

ATTEST:

APPROVED AS TO FORM:


City Attorney


City Secretary